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Preliminary Draft
For use by City Departments and Agencies
March 22, 1960.

THE WORKABLE PROGRAM FOR URBAN RENEWAL

1960 - 1961

CITY AND COUNTY OF SAN FRANCISCO

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(March 31, 1960
Absolute deadline for
Submittal to Board of
Supervisors)

To The Honorable
The Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Gentlemen:

It is my pleasure to submit to you for your review, approval and adoption the 1960-61 Workable Program for Urban Renewal in San Francisco. This program includes a wide range of activities, under the sponsorship of both public and private organizations, all of which are designed to create a better living environment within the City and County of San Francisco.

The preparation of the Workable Program results in the following:

(1) It places the City and County of San Francisco on record as determined to eliminate blight and the causes of blight and initiates effective action towards eliminating blight throughout local government.

(2) It provides a table of organization and delegation of responsibility for the co-operative action of City, State and Federal government and private groups in reaching the goals of Urban Renewal.

(3) It makes the City eligible, upon recertification of its Workable Program, for the continuance of certain Federal financial assistance, including:

(a) Loans and capital grants for the planning and carrying out of rehabilitation and redevelopment programs.

(b) Contributions for low-rent Public Housing.

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(c) Liberal mortgage insurance for construction and rehabilitation of dwellings within Urban Renewal Areas (Section 220).

(d) Liberal mortgage insurance to assist families displaced by urban renewal projects or other government actions (Section 221).

Each year the Workable Program lists the previous year's goals, what has been accomplished towards achieving these goals during the current year and what the City intends to accomplish in the coming year. Although the Workable Program is an annual responsibility required of any local government wishing to participate in Federal Urban Renewal Programs, it is becoming increasingly important as an administrative tool on the local level. This document is a guide towards achieving a co-ordinated approach to the problems of urban blight similar to the manner in which the Capital Improvement Program serves as a guide to the co-ordinated provision of public facilities.

It is respectfully requested that this Workable Program be adopted by resolution of the Board of Supervisors for transmittal to the Housing and Home Finance Agency for recertification.

Very sincerely yours,

George Christopher
Mayor

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1959-60 Goals	1959-60 Progress		1960-61 Goals
ZONING CODE			
Final enactment of Code (1959-60 Workable Program Part I, Goal I)*	The Board of Supervisors adopted zoning maps and amendments to text on November 2, 1959. Code becomes effective May 2, 1960. (See Exhibit I-A) Block maps at 50 feet to the inch are being prepared to show the new zoning, set backs, height limits, and restrictions on outdoor advertising as applied to each block.	I-1	Initiation of the policy of continuous updating of maps and text through amendments to the Zoning Ordinance
HOUSING CODE			
Amendment of Code--Conservation and Rehabilitation Areas (Part 1, Goal 7)	Amendment redefines "Rehabilitation Area" and adds "Conservation Area" and "Planned Area Inspection" in language which conforms to that in the HHFA Publication, Housing Definitions.		

* (Reference to goals listed in 1959-60 Workable Program)

1959-60 Goals	1959-60 Progress	1960-61 Goals
	This same amendment provides for Designation of Conservation areas by the Chief Administrative Officer on recommendation of the Director of City Planning. Thus conservation and rehabilitation programs are simpler to administer and become part of standard city procedure. Adopted by the Board of Supervisors October 19, 1959. (See Exhibit I-B)	
Amendment of Code, Report of Residential Building Record	A second Housing Code amendment requires that any seller of residential property deliver to the potential buyer a compiled copy of various city records on the property, thus indicating the legally permitted use of the premises. Buyer may waive this protecting provision. Owner may also purchase a physical inspection of the premises. Adopted by Board of Supervisors, March 22, 1959. (See Exhibit I-C)	(See: Part IV, Administration)
		I-3 First annual restudy of Housing Code and submission of amendment proposals, if any, to Board of Supervisors by March, 1961.

1959-60 Goals	1959-60 Progress	1960-61 Goals
BUILDING CODE		
Amendment of Code, (Part I, Goal 5)	Amendment of Article 21, exit standards will eliminate exterior type fire escapes on most buildings and provide for enclosed fire resistant stairways of sufficient number to provide adequate and safe means of egress. This amendment is in its final stages of preparation for submission to the Board of Supervisors	I-4 Revised Article 21 of the Building Code to be submitted for action by the Board of Supervisors by August, 1960.
		I-5 First annual restudy of Building Code and submission of needed amendment proposals if any to Board of Supervisors by March, 1961.
PLUMBING CODE		
Revision of Code (Part 1, Goal 4)	Research for the drafting of a completely revised Plumbing Code is in progress. Present Code has been reprinted. (See: Exhibit I-D)	I-6 Text to be prepared for review by interested parties by February, 1961.

1959-60 Goals	1959-60 Progress	1960-61 Goals
FIRE CODE		
Enactment of Code (Part 1, Goal 2)	The draft of the Fire Code is almost complete. Final completion awaits expected revision of the California Administrative Code and State Housing Act provisions dealing with fire prevention requirements concerning schools, industrial safety, explosives, and enforcement. The draft has been submitted to the Office of the Board of Supervisors, where it remains, pending the expected revisions.	I-7 Submission for action to the Board of Supervisors by February, 1961.
FIRE PROTECTION CLASS		
Maintenance of Rating. (Part 1, Goal 3)	San Francisco has maintained its Fire Protection Class 2, Fire Underwriters' Rating. Bakersfield, California; Seattle, Washington; and Portland, Oregon, are the only other Pacific Region cities which have reached so high a standard. No city has received a Fire Protection Class 1 rating.	I-8 Maintenance of Fire Protection Class 2 rating.

1959-60 Goals	1959-60 Progress	1960-61 Goals
ELECTRICAL CODE		
Revision of Code	Provisions of the Electrical Code dealing with Commercial and industrial installations are being revised. Preparation began October 1959.	I-9 Completion of Preparation and Public Hearings, Revisions to be in effect by September 1960.
PUBLIC WORKS CODE		
Printing of Code	The revised Public Works Code was printed with amendments to and including November 15, 1959. (See Exhibit I-E)	
SIGN CONTROL		
Preparation of Code Text	A sign-control Code is in preparation by the Department of City Planning.	I-10 Draft of Code to be submitted for review by City Departments, November, 1960.
DESIGN CONTROL ORDINANCE		
Preparation of Text.	The text of this ordinance was authored by the Office of the City Attorney and is being re-	I-11 Completion of study by city departments on the general desirability and specific

1959-60 Goals	1959-60 Progress	1960-61 Goals
	viewed by the city departments. The ordinance would enable groups to apply to a Board of Architectural Approval to set up an Architectural Control District. Within such a district building permits would be reviewed for conformity to the established design standards.	enforcement mechanics of the ordinance by October, 1960.
CALIFORNIA COMMUNITY REDEVELOPMENT LAW		
Amendment of law, (Part 1. Goal 6)	Law was amended to refine and simplify State requirements relative to Urban Renewal.	
		I-12 Code Committee of Inter-Agency Committee to study law and make recommendations, if any are needed, so that City may endorse desirable changes in the State law.
CODE COMMITTEE OF INTER-AGENCY COMMITTEE ON URBAN RENEWAL		
		I-13 A committee to be established to study and rec-

1959-60 Goals	1959-60 Progress	1960-61 Goals
		ommend amendments to Municipal Codes in order to: (a) Up-date them to latest standards. (b) Eliminate conflicting provisions within and between codes. The committee will also study and make recommendations on State and Federal legislation.

STATUS OF MASTER PLAN

The adopted elements of a comprehensive community plan for the City and County of San Francisco include: (1) a Land Use Plan, adopted in January 1953 and amended in April 1958; (2) A Trafficways Plan, adopted in July 1951 and amended in May 1955; (3) A Firehouse Location Plan, adopted in October 1952 and amended in May 1955; (4) A Library Location Plan, adopted in April 1953 and amended in December 1959; (5) A Recreation Area and Park Location Plan, adopted in November 1956; (6) A Civic Center Development Plan, adopted in April 1959; (7) One-Way Street Plan, adopted January 1951 and amended in April 1951; (8) Shoreline Acquisition Plan, February 1953; (9) Small Craft Harbor Plan, June 1956.

CAPITAL IMPROVEMENT PROGRAM

The Department of City Planning publishes annually a Capital Improvements Program which reviews all capital improvement projects proposed by the city departments as to conformity with the Master Plan. Consideration is also given to departmental priority ratings and coordination of the projects with the over-all long range capital improvement program. Projects are submitted for a six year period, with review by the Commission of the first year program. The most recent Capital Improvement Program document was published in January 1960 and covers the years 1960-61 through 1965-66 (See exhibit II-A) (See also: Part V - Financing, Capital Improvements Program)

ORGANIZATION AND FUNCTIONS

The administration of the Comprehensive Master Plan is carried out by the City Planning Department under the following four divisions:

Master Plan and Urban Renewal - This division carries out the studies of the Planning areas of the City leading to adoption of and to revisions to the Land Use, Transit, and Trafficways Plan; the Zoning Maps and the City-Wide Urban Renewal Plan.

Special Studies and Referral - This division works with other departments and agencies in developing plans for the location of public facilities (on the basis of the General Plan), revising them when amendments are necessary in the carrying out of the departmental programs. It prepares the Capital Improvement Program in cooperation with the city departments and agencies involved. It reviews the matters submitted to the Department of City Planning under the mandatory referral program (sale, purchase and exchange of city land, changes in street alignment etc.) subdivisions, public housing projects and quarries.

Research and Analyses - This division carries out special research and planning studies dealing with population, housing conditions, traffic and transit.

Zoning - This division administers the zoning ordinance, reviews all building permits for conformity to zoning, setback, lot size, parking, and height limits, ordinances and represents the department when decisions of the Planning Commission are appealed beforerthe Board of Supervisors or the Board of Permit Appeals. Under provisions of the new zoning ordinance the Zoning Division will have the major responsibility for enforcing the ordinance.

The staff of the Department of City Planning consists of fifteen professional planner positions, a zoning technician, seven clerical positions, four draftsmen and one delineator. Since the adoption of the zoning ordinance, a zoning Administrator has been appointed and five zoning technicians are being requested in the departmental budget for 1960-61.
The Departmental budget for the fiscal year 1959-60 was $254,735. The budget requested for the fiscal year 1960-61 is $382,550.

EFFECTUATION OF PLAN

Through the referral process, by continuing liaison with the city departments involved and by scheduled revisions to the Master Plan and Zoning Code a concerted and generally successful effort is being made to guide the over-all development of the city towards the goals contained in the various plans and toward the city-wide goals of the Master or Comprehensive Plan and the general goal of Urban Renewal.

1959-60 Goals	1959-60 Progress	1960-61 Goals
CIVIC CENTER DEVELOPMENT PLAN		
Adoption by City Planning Commission (Part 2, Goal 1)	Adopted by the City Planning Commission as Part of the Public Facilities Section of the Master Plan, April 23, 1959 (See Exhibit II-B)	
SCHOOL LOCATION PLAN		
Adoption of Plan (Part 2, Goal 4)	Plan approved by the School Department for adoption by the Planning Commission.	II-1 Adoption of the Plan by the Planning Commission as part of the public Facilities Section of the Master Plan. November, 1960.
LIBRARY LOCATION PLAN		
Amendment of Plan	Library Location Plan, amended by the City Planning Commission, December 17, 1959. (See Exhibit II-C)	
CITY-WIDE URBAN RENEWAL PLAN		
Adoption of Plan (Part 2, Goal 3)	Plan adopted by the City Planning Commission as part of the Land Use Section of the Master	

1959-60 Goals	1959-60 Progress	1960-61 Goals
	Plan, May, 1960. (See Exhibit II-D)	
ZONING CODE		
	(See: Part 1, Codes and Ordinances, Zoning Code)	
POLICE FACILITIES LOCATION PLAN		
Preparation of Plan	Police Facilities Location Plan Study under way	II-2 Adoption of the Plan by the Planning Commission as part of the Public Facilities Section of the Master Plan. November 1960.
PUBLIC HEALTH CENTER LOCATION PLAN		
Preparation of Plan	Public Health Center Location Plan Study completed, to be revised.	II-3 Adoption of the Plan by the Planning Commission as part of the Public Facilities Section of the Master Plan. November, 1960.

1959-60 Goals	1959-60 Progress	1960-61 Goals
TRAFFIC WAYS PLAN		
Amendment of Plan	Traffic Ways Plan Review in Progress.	II-4 Amendment of the Plan by the Planning Commission as part of the Transportation Section of the Master Plan. November, 1960
TRANSIT PLAN		
Preparation of Plan	Transit Plan completed. Plan submitted to the Bay Area Rapid Transit District for analysis and review.	II-5 Adoption of a Transit Plan by the Planning Commission when the District Plan is made final. January 1961.
MASTER PLAN REPORT		
Publishing of Plan	Master Plan Report, Funds Requested, $6,500.	II-6 Official Comprehensive Master Plan Report and Plan Publication. January, 1961.

1959-60 Goals	1959-60 Progress	1960-61 Goals
FEASIBILITY OF REHABILITATION STUDY		
Completion of Survey (Part 4, Goal 2 and Part 3, Goal 2)	A survey was completed for selected areas in San Francisco to determine comparative cost of structural rehabilitation or replacement, combined with socio-economic data regarding tenants and owners. The study was carried out by an architectural consultant and a real estate analyst and involved structures in the Haight-Ashbury District, the Inner Richmond District, Bernal Heights District, and Excelsior District. (See Exhibit III-A)	III-1 Completion of report on the study including sociological and attitudinal analyses of the four areas.
RESIDENTIAL CONVERSION STUDY		
Completion of Survey	An external survey to determine converted residential structures throughout the entire city was conducted by the Urban Renewal Division in 1959. (See ex-	

1959-60 Goals	1959-60 Progress	1960-61 Goals	
	hibit) Research was carried out to determine, on a 5% sample basis, the legality of conversions. (See Exhibit III-B)		
WORKING AREA DEVELOPMENT PLANS			
Preparation of Plans	The City Planning Department is presently working on Planning area studies in the Working or non-residential area of the city comparable to the Plans prepared for the Residential Planning Areas. (See Exhibit III-C)	III-2	Completion of Working Area Development plans and Amendment of the City-Wide Land Use Plan. June, 1960.
CENSUS OF HOUSING			
Special Tabulation	Special Tabulation of 1960 Census of Housing Data: The ~~Public~~ Housing Authority ~~Through the local agency of the Public Housing Administration~~ has contracted with the Federal Bureau of the Census for a special Tabulation of 1960 Housing Census Data. This data will be used by the Housing Authority in determining future Public	III-3	Completion of Tabulation and Analysis by city agencies.

1959-60 Goals	1959-60 Progress	1960-61 Goals
	Housing needs in San Francisco and will be made available to agencies of the City government to assist in Urban Renewal Planning. The cost of this special tabulation to the Housing Authority is approximately $10,000.	
HOUSING MARKET ANALYSIS		
		III-4 City-Wide Study to be initiated by March, 1961 to update 1950 Study.
REHABILITATION PROJECT		
Recommendation of Area	Rehabilitation Project: Exploratory studies in progress for two areas of San Francisco.	III-5 Rehabilitation Area Project to be recommended by the Director of Planning and, if Federal aid is to be requested, designated by the City Planning Commission.

1959-60 Goals	1959-60 Progress	1960-61 Goals
REDEVELOPMENT PROJECT		
New Area Recommendation	Redevelopment Projects: Funds appropriated - $8,870; Studies in progress.	III-6 Redevelopment Area Project to be acted on by the Planning Commission: Western Addition, preliminary plan adopted; South-of-Market, designation.
EMBARCADERO - AQUATIC PARK		
		III-7 Embarcadero-Fisherman's Wharf-Aquatic Park Study, January, 1961
LAKE MERCED AREA		
		III-8 Lake Merced Area Development Plan to be completed, January, 1961.
DOWNTOWN MODERNIZATION		
Revision of Study	A revised Downtown Area Study is in progress.	III-9 Revised Downtown Modernization Report to be published, January, 1961.

INTER-AGENCY COMMITTEE ON URBAN RENEWAL

FULL COMMITTEE

The committee was established by resolution of the Board of Supervisors, October 1953, and re-constituted February, 1957. It is engaged in the continuing process of preparing a city-wide program for urban renewal including legislative and budget requirements and recommendations for effectuating such a program to the Mayor and the Board of Supervisors. It is designated the coordinating committee for the administration of the city's urban renewal program.

The Committee consists of the following officers or their designated representatives: Mayor, Chief Administrative Officer, Director of Public Health, Director of Public Works, District Attorney, City Attorney, Director of Planning, Executive Director of the Housing Authority, Director of the Redevelopment Agency, Chief of the Fire Department, Director of Public Welfare, Superintendent of Schools--San Francisco Unified School District, Controller, General Manager of Recreation and Park Department, and General Manager of the Parking Authority.

The Committee was chaired by the Associate Coordinator-Urban Renewal until his retirement in December, 1959. Pending a new appointment, the Acting Chairman is the Director of Planning.

The Committee meets monthly to hear reports on the programs of each agency and to make policy decisions: (See Exhibit IV-A).

EXECUTIVE COMMITTEE

The Executive Committee meets on call to formulate the agenda and policy questions to be brought before the full Committee. The Chairman of the Executive Committee is the Director of Public Works. Other members are the Director of Public Health, the Director of Planning, and the Executive Director of the Redevelopment Agency.

1959-60 Goals	1959-60 Progress	1960-61 Goals
RECORDS COMMITTEE		
Recommendation on Housing Code	This Committee, especially the Director of Public Works and the Superintendent, Bureau of Building Inspection, advised City Attorney and interested groups on the text of the amendment to the Housing Code requiring a Report of Residential Building Record. This amendment was proposed by a member of the Board of Supervisors. (See also: Part I, Codes and Ordinances, Housing Code).	
		IV-1 Study of property record system of various City Departments and nongovernmental agencies. Report to the Full Committee by December, 1960 on the feasibility of a unified, centralized record system, possibly utilizing electronic data recording and processing equipment.

1959-60 Goals	1959-60 Progress	1960-61 Goals
GOALS AND ORGANIZATION COMMITTEE		
Formation of Committee	Formed by the Executive Committee in March, 1960.	IV-2 Preparation of a report to the full Committee by February, 1961. Report will include: (a) City's existing and future housing needs, (b) the effect of the renewal program on housing supply, (c) methods and priorities for the effectuation of the City-Wide Urban Renewal Plan, (d) roles of various city departments and non-governmental agencies in various types of renewal programs.

COORDINATOR--URBAN RENEWAL

The Coordinator, who was also the Superintendent of the Bureau of Building Inspection Department of Public Works, retired in August 1959.

ASSOCIATE COORDINATOR--URBAN RENEWAL

From this position in the mayor's office has come the central coordination of various City,

other governmental and non-governmental efforts in developing and maintaining a sound physical structure within San Francisco. This position has been vacant since December, 1959.

1959-60 Goals	1959-60 Progress	1960-61 Goals
	The Associate Coordinator, until his retirement in December, 1959, continued his role as Chairman of the Inter-Agency Committee on Urban Renewal.	
Continued liaison with Federal Agencies (Part 4, Goal 1)	The Associate Coordinator conferred, at least once a month, with representatives of the U. S. Urban Renewal Administration. Since his retirement representatives of the City Departments of Public Works, City Planning, and Redevelopment have continued this liaison.	
Restudy of the Position		IV-3 Restudy of the location and level of the Coordinator position and selection of a replacement by July 1960.

CHIEF ADMINISTRATIVE OFFICER

Coordination of many urban renewal functions is facilitated by the control of the Chief Administrative Officer over the Departments of Public Health, Public Works, and Real Estate. He is also the Road Commissioner, the appointing officer of the Housing Appeals Board, an ex-officio member of the City Planning Commission, a member of the Mayor's Commission on State Legislation, and official advisor to the Mayor and the Board of Supervisors. Rehabilitation and Conservation Areas are designated by the Chief Administrative Officer upon the recommendation of the Director of Planning.

HOUSING APPEALS BOARD

The Board hears appeals from orders of condemnation or abatement by the Director of Public Health and Public Works.

1959-60 Goals	1959-60 Progress	1960-61 Goals
Appointment of Board	The Board was appointed June 23, 1959 and heard and decided on 10 appeals from July 1959 to March 1960. (See Exhibit IV-B)	

DEPARTMENT OF CITY PLANNING

This Department has the responsibility of preparing preliminary plans for projects to be carried out by the Redevelopment Agency. The Director of Planning also recommends Rehabilitation and Conservation projects to be designated by the Chief Administrative Officer and carried out by the Director of Public Works. In order that such projects may be selected as parts of a com-

prehensive program, the Department has prepared a Preliminary City-Wide Urban Renewal Plan. (See: Part II, Community Plan).

1959-60 Goals	1959-60 Progress	1960-61 Goals
Zoning Division Powers	The code enforcement responsibilities of the Zoning Division have been extended under the New Zoning Ordinance. The Zoning Administrator may cause inspections to be made and call on other City Departments to assist him. In addition to approving or disapproving building permits, he may also serve notice requiring the removal of a use in violation of the ordinance and call upon the District Attorney, Chief of Police, or City Attorney to assist in enforcement of the Ordinance. (San Francisco Zoning Ordinance, Section 209). A Zoning Administrator and a zoning technician were added to the staff in February and March, 1960.	IV-4 Establishment of Zoning enforcement procedures by the Zoning Administrator.

DEPARTMENT OF PUBLIC HEALTH

This Department is empowered to carry out code enforcement activities under provisions of the San Francisco Charter, Health Code, and Housing Code. The Bureau of Food and Sanitary Inspection issues a Permit of Occupancy to apartment houses and hotels. Annual inspections result in reapproval or disapproval of these Permits. Outside a conservation area or rehabilitation area the Department enforces provisions dealing with maintenance, sanitation, ventilation, use, and occupancy of buildings and the Director of Public Health causes abatement of all code violations in apartment houses and hotels.

1959-60 Goals	1959-60 Progress	1960-61 Goals
District Inspection Activity	District Sanitarians conducted Annual Permit of Occupancy inspections; serviced complaints related directly to substandard housing situations; and processed Building Applications for the improvement of property or for required correction of Housing Code violations resulting from inspections and notices. Upon consolidation of the inspection personnel and a reduction in size of their assigned areas, planning was directed to the recording of all structures containing three (3) or more dwelling units.	IV-5 Remedial measures, to be initiated as indicated by the Mission District Survey of 1959, Seven District Sanitarians progressively to activate correction of substandard housing conditions within the eight hundred structures detailed in the survey.

1959-60 Goals	1959-60 Progress	1960-61 Goals
	During the fourth quarter of 1959 an exterior and interior survey was made. This survey was intended to present obvious non-conforming housing conditions and give some indication of the relative man-hour demand of any program aimed toward rehabilitation of all substandard housing. Two men were assigned within the area described as Army Street bounded on the east by South Van Ness Avenue, on the west by Portola Drive - Market St. converging at the intersection of Market St. and South Van Ness Avenue. This area encompasses approximately five hundred fifty blocks. Their findings established that there were at least eight hundred structures wherein remedial measures should be initiated together with annual inspection of buildings found to be subject to annual permit inspection.	IV-6 The District Sanitarians housing inspection program to be supported by an advanced system of recording which provides more satisfactory means of reporting progress on housing re-inspections and aids greatly in referral problems. This system utilizes a card that will permit a revision of the filing system and eliminate certain duplication of records in the interest of time and space requirements.

1959-60 Goals	1959-60 Progress	1960-61 Goals
Spot Condemnation Inspection Activities	Spot condemnations of substandard multiple occupancy buildings were continued on a city wide basis with all District Sanitarians participating. With the consolidation of food and housing personnel and with the increased volume of inspections, it became practical to consolidate the former method of spot condemnations based on complaints with a door-to-door survey method of determining buildings in need of remedial action. The five Sanitarians formerly utilized in all districts to investigate and prepare spot condemnation cases were reassigned to a program of eliminating hazardous conditions in substandard buildings in the Western Addition (Van Ness Ave., California Street, Fillmore Street and Hayes Street). This reassignment in effect has accelerated a project undertaken and continued on	IV-7 Spot condemnation activities to be continued on a complaint and survey basis with an expected increase in total housing activities anticipated in view of revised methods of reporting and control. IV-8 The Sanitarians formerly utilized for city wide spot condemnation to continue their activities in the Western Addition with buildings having major safety hazards either returned to standard condition or under condemnation order. IV-9 An intensive campaign to be initiated in order to eliminate sub-standard occupancy and buildings South of Market in the area bounded by Embarcadero on the east, James Lick Skyway on the south,

1959-60 Goals	1959-60 Progress	1960-61 Goals
	a limited basis in 1956 as a result of an "Unlawful Conversion Survey" in 1955. In December, 1959 the majority of the unlawfully converted structures with serious safety hazards were under Health Department notice to alter, repair, vacate or demolish, with two-thirds of the total substandard buildings in the process of undergoing the required alterations and repairs. At the request of the Redevelopment Agency, a housing inspection training program was initiated for their field personnel to assure adequate inspection of relocation housing for displaced persons from the Western Addition Redevelopment Project area. As a part of this course of instruction, 468 inspections were made by the spot condemnation group in company with Redevelopment Agency trainees.	Ninth Street on the west and Market St. on the north.

1959-60 Goals	1959-60 Progress	1960-61 Goals
	The spot condemnation personnel also provided 168 building reports for use in those cases involved in acquisition litigation in the Western Addition Project Area.	
Correction Procedures	(See Exhibits IV-C, IV-D, IV-E)	IV-10 Increased number of substandard buildings to be converted by adjustment or, if necessary, hearings before the Director of Public Health, the City Attorney and the Superior Courts.

DEPARTMENT OF PUBLIC WORKS

The Department is empowered to carry out code enforcement activities in buildings under provisions of the San Francisco Charter, Building Code, and Housing Code. The Bureau of Building Inspection enforces provisions dealing with new construction, additions, alterations, repairs and changes of use or occupancy, hazards and unsafe maintenance. The Director of Public Works causes abatement of code violations in all buildings within a rehabilitation area or conservation area and for one and two family dwellings, commercial, and industrial buildings outside such areas.

1959-60 Goals	1959-60 Progress	1960-61 Goals
Changes in Staff	The Superintendent of the Bureau of Building Inspection retired and his replacement assumed the office. An Assistant Superintendent	

Bureau includes urban renewal

1959-60 Goals	1959-60 Progress	1960-61 Goals	
	one new Supervising Construction Inspector, and two new Building Inspectors were added to the staff.		
District Inspection Activities	The city is now divided into fourteen building inspection districts. Within his district the inspector processes all building permits, services complaints and reports cases to the Spot Condemnation Team. These inspectors are supervised by a Supervising Construction Inspector. There are additional building inspectors, engineers, electrical inspectors, mechanical inspectors, and plumbing inspectors who are assigned to districts or special types of inspection activities.	IV-11	Establishment of mechanism to service the Report of Residential Building Record and voluntary inspection. (See: Part I--Codes and Ordinances, Housing Code Amendment).
		IV-12	Addition of one Building Inspection District.
		IV-13	Increase in engineering staff to expidite the issueing of building permits and provide more thorough review on structural matters.
		IV-14	Establishment of a Mechanical Division.
Spot Condemnation Inspection Activities	With replacement of retired personnel and the addition of a Supervising Construction	IV-15	Modification of procedure so that building permits resulting from

1959-60 Goals	1959-60 Progress	1960-61 Goals	
	Inspector, this force was brought up to its full strength of one supervisor, three building inspectors one electrical inspector, and one clerk-stenographer. This force answers complaints and is responsible for rehabilitation or demolition of substandard buildings throughout the city.		spot condemnation work will be processed by this group rather than by the district inspectors, thereby increasing efficiency.
Urban Renewal Activities	The Division completed a city-wide external study of converted structures and listing of addresses. (See: Part III, Neighborhood Analysis).		
Completion of Economic Feasibility Study	The study of the feasibility of rehabilitating four areas of San Francisco was completed. (See: Part 3, Neighborhood Analysis, Feasibility of Rehabilitation).		
Initiation of Conservation Program. (Part 4,	The Division completed initial inspections and re-	IV-16	Completion of restoration of structures in

1959-60 Goals	1959-60 Progress	1960-61 Goals	
Goal 3 and Part 3, Goal 1)	ports in Conservation Areas One and Two in the Pacific Heights Section. Every residential and commercial building in this area was inspected and correction notices were sent to owners. Rehabilitation of the structures has begun. Street-tree planting, undergrounding of utility lines, and a study of park improvements was also initiated within the areas. (Exhibit Map, of Conservation Area One). (Exhibit Map, of Conservation Area Two).		Conservation area One and Two.
		IV-17	Initiation of other Conservation Areas in order to complete the Pacific Heights Conservation District (Bounded by Broadway on the north Van Ness Avenue on the east, California on the south, Presidio Ave, on the west).
		IV-18	Initiation of a policy of conservation programs throughout the city to accompany those public improvements that are of direct benefit to nearby properties.
Rehabilitation Area Study	The Division, together with the Department of City Planning and the Redevelopment Agency, worked with neighborhood leaders toward the establishment of a Rehabilitation type of Urban Renewal Area.	IV-19	Continuation of research public relations to establish a rehabilitation area.

1959-60 Goals	1959-60 Progress	1960-61 Goals
Staff Organization	The Division is staffed by one Supervisor, Food and Housing; three Building Inspectors, three Sanitarians, one Electrical Inspector, one Fire Prevention Inspector on loan from the Bureau of Fire Prevention and Public Safety, one Plumbing Inspector as needed, and one clerk-stenographer. It is under the direction of the Urban Renewal Analyst.	IV-20 Restudy of the Division organization so that the basic inspectors will be of the same classification and pay scale and so that the supervisor will be in line with this classification.
Preparation of Procedural Forms	Forms, standard correction sentences and guides to inspectors were prepared in preliminary form so that a higher degree of uniformity is introduced into inspections and reports.	IV-21 Revision and reprinting of forms and guides as techniques are tried and perfected.
Correction Procedure		IV-22 Increased number of substandard buildings to be corrected by adjustment or, if necessary, hearings before the Director of Public Works, the City Attorney and the Superior Courts.

(See Exhibits IV-F, IV-G, IV-H)

FIRE DEPARTMENT

The Department is empowered to carry out code enforcement activities in buildings under provisions of the San Francisco Charter, Fire Code, Building Code and Housing Code. The Bureau of Fire Prevention and Public Safety examines Building Permits. Outside a conservation area or rehabilitation area it enforces provisions pertaining to fire prevention, fire spread control, and protection of persons and property from hazard of fire protection, or panic.

1959-60 Goals	1959-60 Progress	1960-61 Goals
Inspection Activity	The Bureau continued its inspection and reports to the Department of Public Health and the Department of Public Works.	IV-23 Initiation of a Home Inspection Program of every residential building by the Fire Fighting Field Force. Institution of the program is anticipated by December, 1960. This type of investigation campaign to uncover inadequate fire protection was developed by the International Association of Fire Chiefs.
		IV-24 Fire Department to add a second fire boat to its equipment. Agreement with the Port Authority on the acquisition of this boat is

1959-60 Goals	1959-60 Progress	1960-61 Goals
		anticipated during December, 1960.

(See Exhibit IV-I)

REDEVELOPMENT AGENCY

The Agency derives its redevelopment powers from a Resolution of the Board of Supervisors of the City and County of San Francisco and from the Community Redevelopment Law of California. (Projects Listed in Part 8, Miscellaneous Accomplishments Toward Renewing San Francisco). The Rehousing Bureau of the Agency relocates families displaced by code enforcement, condemnation, and land acquisition by the City Departments and redevelopment projects. (See: Part 6, Housing for Displaced Persons).

1959-60 Goals	1959-60 Progress	1960-61 Goals
Staff reorganization	The staff of the Agency has been reorganized under a new Executive Director. Among new positions created were Deputy Director, Assistant to the Manager of Administration, Chief of the Real Estate Division, two Attorneys, Associate Planner, and an Engineering Division of 9 persons. Personnel replace-	

1959-60 Goals	1959-60 Progress	1960-61 Goals
	ments were made in the positions of Chief of the Fiscal and Statistical Division, Chief Planner, Site and Property Manager, and others.	

CODE ENFORCEMENT PERSONNEL AND EXPENDITURES

1959-60 Goal

Finamcing for Code Enforcement	1957-58	1958-59	1959-60	Goal 1960-61 Budget [1]
1. Department of City Planning				
Personnel	32	32	35[2]	46[3]
Amount	$ 212,802	$ 218,358	$ 254,735	$ 382,550
2. Department of Public Health				
Bureau of Food and Sanitary Inspection				
Personnel	73	77[4]	73[5]	73
Amount	$ 508,089	$ 573,786	$ 565,624	$ 575,417
3. Department of Public Works				
Bureau of Building Inspection				
Personnel	66	74[6]	78[7]	98[8]
Amount	$ 508,591	$ 618,527	$ 662,934	$ 856,809

Code Enforcement	1957-58	1958-59	1956-60	Goal 1960-61 Budget [1]
4. Fire Department				
Bureau of Fire Prevention and Safety				
Personnel	32	32	32	32
Amount	$ 226,800	$ 226,800	$ 220,452	$ 235,248

[1] Proposed Budget for 1960-61. Budget requests, although submitted, have not yet (March 15, 1960) been reviewed by the Mayor's Office prior to presentation to the Board of Supervisors on or about April 15, 1960.

[2] Department of City Planning. 1959-60 Addition of 1 Zoning Administrator, 1 Zoning Technician, 1 Senior Clerk-Typist.

[3] 1960-61 Request for Addition of 3 Zoning Technicians, 2 Assistant Zoning Technicians, 1 Senior City Planner, 1 Associate Planner; 1 City Planning Draftsman, 1 Senior Librarian, 2 General Clerk Stenographers (Plus 1 Temporary Assistant Planner paid out of the Board of Supervisors Special Appropriation for a new Western Addition Study).

[4] Department of Public Health -- 1958-59 Addition of 1 District Supervisor and 3 Sanitarians for Urban Renewal Work. Those personnel actually were managed by the Department of Public Works, Bureau of Building Inspection, Urban Renewal Division.

[5] 1959-60 Transfer of funds for the four 1958-59 Positions to the Department of Public Works.

[6] Department of Public Works -- 1958-59 Addition of 1 Associate Coordinator, Urban Renewal; 1 Urban Renewal Analyst; 3 Building Inspectors, 1 Electrical Inspector; 1 Plumbing Inspector (position not filled); 1 General clerk-stenographer for Urban Renewal work. Also 1 Assistant Superintendent Bureau of Building Inspection was added and 1 Senior Civil Engineer was deleted.

[7]1959-60 Transfer of Payroll for the 1 District Inspector and 3 Sanitarians that were added to the Department of Public Health payroll in 1958-59.

On September 8, 1959 an emergency ordinance added 1 Supervising Construction Inspector and 2 Building Inspectors -- Thus bringing the total count to 81.
There was also an addition of 3 Civil Engineers on a temporary basis.

[8]1960-61 Request for the addition of 3 Civil Engineers, 1 Assistant Civil Engineer, 1 Plumbing Inspector; 1 Mechanical Inspector; 4 Refrigeration Inspections; 4 warm Air Heating and Ventilating Inspectors; 1 Mechanical Engineer; plus the 1 Supervising Construction Inspector and 2 Building Inspectors added in 1959 by Emergency ordinance.
Four clerical personnel and new inspectors as needed (up to 50) will be requested to service the Housing Code Amendment relating to the Report of Residential Building Record.

INSPECTION ACTIVITY

New Construction and Alterations

	1958-59 [1]	1959-60(estimated)
Cost of Construction	$92,217,822	$112,388,620
Building Permits	11,614	11,082
Electrical Permits	17,248	16,438
Plumbing Permits	7,079	6,892
Gas Permits	14,883	14,832

[1]Statistics available on a fiscal-year basis

District Inspections (on new construction, alterations, and Existing Building)

a. Building Inspectors	1958-59[1]	1959-60(estimated)
Inspections	53,052	51,374
Complaints	4,354	3,882
b. Electrical Inspectors		
Inspections	55,434	57,440
Complaints	4,639	4,892
c. Plumbing Inspections		
Plumbing Inspections	14,217	15,344
Gas Inspections	18,769	20,554
Complaints Answered	1,675	2,150
d. Sanitarian (Dept. Public Health)	1958[2]	1959
Inspections	46,472	57,612
Complaints Received	5,367	6,596
Complaints Abated	4,793	5,632
e. Fire Prevention Inspectors	1958	1959
Inspections	9,416	9,450
Reinspections	13,305	12,987
Violations	11,485	9,530
Corrections	10,492	9,511

[1]Statistics available on a fiscal-year basis
[2]Statistics available on a calendar-year basis

Spot Condemnation Inspections

	1958			1959		
	DPH	DPW	Total	DPH	DPW	Total
Complaints Filed	335	190	525	355	224	579
Adjusted without formal hearing	195	68	263	219	74	291
Adjusted with formal Hearing	64	85	149	37	86	123
Cases Pending with Director[1]	6	54	60	3	42	45
Cases Pending with City Attorney[1]	18	127	145	33	140	173
Backlog of Complaints[1]	260	271	531	148	340	488
Buildings Restored	200	54	254	190	72	262
Buildings Demolished	23	111	134	21	86	107

Urban Renewal Division (Department of Public Works)

	Date of Designation	Total Buildings	Residential Buildings (Notices sent to owners)
Conservation Area One	Nov. 12, 1959	151	143
Conservation Area Two	Feb. 16, 1960	184	173

(See also: Exhibits IV-J, IV-K)

[1]As of December 31 of that year

PART V - FINANCING

1959-60 Goals	1959-60 Progress		1960-61 Goals
CAPITAL BUDGETING			
Prepare study of capital needs for the next six years.	Pursuant to Section 69.1 of the Charter, the Department of City Planning prepared a report dated January 1960 recommending a program of Capital Improvements for the Fiscal year 1960-1961 and proposed capital improvements for the Fiscal years 1961-62 through 1965-66.(See Exhibit II-A).	V - 1	Extend six-year Capital Improvement Program to June 30,1967.
FINANCIAL ABILITY			
Review ways and means of financing needed capital improvements.	Proposed sources of financing are included in report on "Capital Improvement Program" Exhibit II-A above.	V - 2	Continue to review and to put into effect improved ways and means of financing major long-term needs.

The City's ability to provide capital improvements is evidenced by the status of its bonded debt (set forth below) and by its inclusion of major capital improvements in the annual budget to be financed with current revenues:

1959-60 Goals	1959-60 Progress	1960-61 Goals
Review financing by general obligation bonds.	The Bonded debt of San Francisco consists entirely of general obligation bonds which are paid from (1) utility revenues, (2) sales taxes and (3) ad valorem taxes. The maximum limit of 12% of the 1959-60 Assessment Roll ($2,014,734,779) amounts to $241,768,173. Current evaluations of unused bonding capacity is as follows:	

ESTIMATE OF UNUSED BONDED DEBT LIMIT
(in Thousands of Dollars)

Fiscal Year	Unused Bonded Debt Limit*	Estimated Increase in Bonds Outstanding**	Estimated Unused Bonded Debt Limit
1959 - 60	$ 66,945	$ -------	$ 66,945
1960-- 61	90,053	24,305	65,748
1961 - 62	114,292	36,205	78,087
1962 - 63	139,429	45,935	93,494
1963 - 64	164,104	52,570	111,534

* - Includes estimated addition to limit based upon projected increase in assessment rolls.
** - Estimated sales less estimated redemptions.

The above estimate of unused bonded debt limit does not include bonds financing water collection and distribution which are not subject to the limit of 12% of the Assessment Roll. As of December 1, 1959, bonds exempt from the limit amounted to $43,667,000.00.

1959-60 Goals	1959-60 Progress	1960-61 Goals	
Review financing by current revenues.	Capital Improvements are proposed in the 1959-60 Budget from current revenues in an amount of $10,068,876.00.	V - 3	Continue analysis of City's current ability to finance improvements from current revenues.
Review financing by non-profit corporations.	The City by the formation of non-profit corporations financed the construction of two additional parking garages.	V - 4	Continue to explore methods of financing needed improvements by means of non-profit corporations.

The City by the formation of non-profit corporations has constructed three and is constructing two parking garages in the downtown area of San Francisco. These garages will accommodate approximately 5000 cars. The City has title to the completed structures and retains control over rates and hours of operation. Upon extinguishment of the non-profit corporation debt, the revenues of the facility accrue to the City. The bonds issued for these garages are obligations of the non-profit corporations and do not affect the bonded debt limit hereinbefore referred to.

PART VI - HOUSING FOR DISPLACED PERSONS

1959-60 Goals	1959-60 Progress	1960-61 Goals
CENTRALIZED RELOCATION		
Centralize relocation activities for all families displaced by governmental action. (Part 6, Goal 2).	Board of Supervisors appropriated $2800 in August 1959 for listing service to be provided by Redevelopment Agency.	VI - 1 Redevelopment Agency to continue to provide centralized facilities for relocation of families displaced by government action.
ACCELERATED RELOCATION		
Increase relocation staff and improve search techniques in order to accelerate rate of successful relocation (Part 8, Goal 5)	Three additional housing locators were employed by the Redevelopment Agency. Agency enlisted (1) special inspection teams (2) church, fraternal, and service organizations and (3) individual citizens, to help meet location needs. Relocation of families from the Diamond Heights Project Area was completed.	VI - 2 Complete relocation of families, individuals and businesses from the Western Addition Project Area by July 1960. VI - 3 Complete relocation of at least 50% of families, individuals, businesses and manufacturers from Golden Gateway Project by May 1961.
	As an indication of the accelerated pace of relocation in 1959 the following table establishes the comparison:	VI - 4 Initiate relocation planning for new project areas established in 1960-61.

Number of Relocations:	1958	1959
Families	336	586
Individual Householders	247	597
Businesses	46	150

In the Western Addition Redevelopment Project

Accelerated Relocation by Redevelopment ~~Project~~ Agency -

1959-60 Goals	1959-60 Progress	1960-61 Goals	
HOUSING AUTHORITY PROJECTS			
Ping Yuen Annex: Acquire land and accept bids for construction of 194 units (Part 6, Goal 1-a)	Land acquired, bids accepted and project is now under construction.	VI - 5-a	Complete construction of project before September 1961.
Yerba Buena Annex: Accept bids for construction of 208 units (Part 6, Goal 1-b)	Project revised to total 211 units, bids accepted and project now under construction.	VI - 5-b	Complete construction of project before July 1961.
Hayes Valley: Complete plans for construction of 328 units (Part 6, Goal 1-c)	Plans only 95% complete as of March 1960.	VI - 5-c	Accept bids and place project under construction (estimated completion: Oct. 1961)
Hunters Point Addition: Complete construction of 100 units (Part 6, Goal 1-d)	Project completed and opened for occupancy.	VI - 5-d	Complete occupancy of project.
Double Rock: Accept bids for 354 units (Part 6, Goal 1-e)	Bids accepted and project now under construction. (See Exhibit VI-A)	VI - 5-e	Continue construction priority (estimated completion: February 1962)

1959-60 Goals	1959-60 Progress		1960-61 Goals
UNITED COMMUNITY FUND - SOCIAL PLANNING			
Establish program to assist families adjust to relocation environment. (Part 8, Goal 4).	(See Part VII, Citizens Participation United Community Fund).	VI-6	United Community Fund to accelerate program of assistance to relocated families.

PART VII - CITIZEN PARTICIPATION

1959-60 Goals	1959-60 Progress	1960-61 Goals
CITIZENS PARTICIPATION COMMITTEE ON URBAN RENEWAL		
Continued liaison with Neighborhood Groups (Part 7, Goal 3)	Regular monthly meetings held with personnel of various City Departments in attendance.	VII - 1 List of contractors and lending institutions to be compiled as an aid to property owners in Conservation Areas.
Support for renewal projects. (Part 7, Goals 1 & 2).	Committee endorsed Conservation area One and Two.	
	Committee sponsored a field trip for committee members, other citizen groups, the Mayor and other city officials to Foot-of-Market, Western Addition, and Diamond Heights redevelopment areas and to the Haight-Ashbury District, a suggested rehabilitation area.	
EDUCATION COMMITTEE OF THE CITIZENS PARTICIPATION COMMITTEE ON URBAN RENEWAL		
	(See Exhibit VII-A)	
	Sponsored monthly meetings with members of public & private welfare organizations and members of City government to discuss different aspects of the Urban Renewal Program.	
	(See Exhibit VII-B)	

1959-60 Goals	1959-60 Progress	1960-61 Goals
SAN FRANCISCO PLANNING AND URBAN RENEWAL ASSOCIATION		
	San Francisco Planning and Housing Association reorganized under the above title with a grant from private business interests of $30,000 for each of three years. A permanent executive director was hired. New memberships are being solicited. Budget for 1959-60 was $6000; for the current year $45,000.	
Support for Renewal Projects	Sponsored a meeting to present a suggested South of Market redevelopment project to members of the business community.	
	Committees organized to accomplish association activities and goals.	VII -2(a) Raise funds to meet $50,000 budget.
	(See Exhibit VII-C)	(b) Develop general neighborhood education program.
		(c) Organize meetings for residents and owners in project areas.
		(d) Institute analysis of the Capital Improvement Program.

1959-60 Goals	1959-60 Progress	1960-61 Goals
		VII- 2 (e) Investigate renewal mechanism in city government.
		(f) Institute analysis of city's financial capacity to Manage Capital Improvement budget.
		(g) Activate second project in Western Addition
		(h) Activate South of Market redevelopment project.
		(i) Assist in stimulating development in three existing redevelopment projects.
		(j) Review and assist in Golden Gateway development matters and in relocation of produce market and industries.
		(k) Investigate relocation ~~program~~ and ~~its~~ affect on citywide housing.
		(l) Stimulate formulation of special pooled financing plan for home improvement and rehabilitation loans.

1959-60 Goals	1959-60 Progress	1960-61 Goals
		VII-2 (m) Investigate and assist in the stimulation of sponsors for cooperative housing in Western Addition.
		(n) Assist Urban Renewal Department in education program for conservation areas.
		(o) Develop standards relating site planning to land use and zoning.
		(p) Investigate regional aspects of city planning and development decisions.
UNITED COMMUNITY FUND		
Organized support for Urban Renewal Program. (Part 7, Goal 1)	Organized the Haight-Ashbury Neighborhood Council with financing from the Emil Schwartzhaupt Foundation. This program utilizes the services of a professional Neighborhood Council Consultant.	VII-3 (a) Development of further neighborhood Councils.
		(b) Participation in an interagency workshop on Urban Renewal.
	Entered into agreement with the public Welfare Department to provide for strengthening of services to families and youth,	

1959-60 Goals	1959-60 Progress	1960-61 Goals
	finding and assisting in solution of problems contributing to juvenile delinquency, maladjustment and breakdown of healthy family life, and developing better citywide and neighborhood coordination and cooperation. (See also Part VI, Housing for Displaced Persons, United Community Fund).	
	Voted to support the Urban Rehabilitation and Conservation Program, November 1959. Agreed to implement this policy by:	
	1. Familiarizing themselves with the goals and techniques of Urban Renewal.	
	2. Encourage member agencies to participate in Urban Renewal workshops.	
	3. Cooperation with other groups which are working for a strong, active Urban Renewal program in San Francisco.	
	The Social Planning Department co-operated with University of California Extension Service and with the San Francisco Planning and Urban Renewal Associa-	

1959-60 Goals	1959-60 Progress	1960-61 Goals
	tion in promoting attendance at an Urban Renewal Course at the University Extension in San Francisco, February 9, through May 17, 1960.	
HAIGHT-ASHBURY NEIGHBORHOOD COUNCIL		
	Held meetings to explore the possibility of rehabilitation program in the district.	
	Sponsored street tree planting in the neighborhood.	
COUNCIL FOR CIVIC UNITY		
	Initiated a listing service program to help minority groups families find housing in areas where this right is now denied. (See Exhibit VII-D)	VII -4 (a) Conduct a study of minority rental problems. (b) Initiate an educational program on minority housing. (c) Conduct a study of urban-suburban housing problems involving minorities. (d) Coordinate activities with other agencies in the Bay Area.

1959-60 Goals	1959-60 Progress	1960-61 Goals
SAN FRANCISCO HOME SHOW		
	The Department of City Planning, Department of Public Works and Redevelopment Agency cooperated in designing and building an exhibit which was placed in the "Home Show" held at the Cow Palace in September 1959. The exhibit entitled "Renewing San Francisco" consisted of photographs, slides coordinated with a taped talk and a booklet on the Urban Renewal Program urging citizen participation and support. (See Exhibit VII-E)	
SAN FRANCISCO CHAMBER OF COMMERCE		
	The City Development Committee of The Chamber of Commerce had under study many aspects of the San Francisco Planning and Urban Renewal Program. (See also, Part 8, Miscellaneous Projects, Street Tree Planting)	

1959-60 Goals	1959-60 Progress	1960-61 Goals
COMMITTEE ON MINORITY HOUSING PROBLEMS		
	(See Council for Civic Unity above)	VII - 5 Form committee on Minority Housing Problems within existing citizen organization structure with representation from those minority groups with special housing problems.

PART VIII - OTHER RENEWAL ACCOMPLISHMENTS

1959-60 Goals	1959-60 Progress		1960-61 Goals
WESTERN ADDITION REDEVELOPMENT			
Advance Western Addition Redevelopment Project. Commence Geary Street widening and underpass at Fillmore St., complete land acquisition (Part 8, Goal 1).	Construction of Geary Street widening and underpass started in January, 1960. Land acquisition complete as of April 1960. Lands offered for sale in Feb. 1960.	VIII-1	Complete land sales before January 1961. Proceed with Geary Street widening and underpass construction (scheduled for completion January, 1962).
DIAMOND HEIGHTS REDEVELOPMENT			
Advance Diamond Heights Redevelopment Project. Complete land acquisition and demolition. Quiet all McEnerney title actions. Commence site improvements (Part 8, Goal 2).	Land acquisition complete as of March 1960; demolition complete as of May 1960. Quiet title actions complete. Construction of streets and site improvements started March 1960.	VIII-2	Initiate land sales in March 1961.

1959-60 Goals	1959-60 Progress	1960-61 Goals
GOLDEN GATEWAY REDEVELOPMENT (Embarcadero-Lower Market Area)		
Advance Golden Gateway Redevelopment Project. Revise Loan & Grant Application per URA review. Approve Urban Renewal Plan and execute Loan and Grant Contract. Initiate Land Purchase Program. (Part 8, Goal 3).	Revised application submitted. Board of Supervisors (1) approved Final Plan in May1959 and (2) signed Loan & Grant Contract in June 1959. Land purchase initiated in February 1960. Proposals for residential and public garage sections of Golden Gateway reviewed in March 1960 and are now under review. Demolition initiated in 1960.	VIII - 3 Select developer for residential and public garage sections of Golden Gateway, December 1960. VIII - 4 Accelerate land purchase and demolition. Complete 50% of demolition by May 1961.
NEW REDEVELOPMENT PROJECTS		
Initiate New Urban Renewal Project (Part 8, Goal 7)	In February, 1960, Board of Supervisors appropriated $8870 for application to Federal Urban Renewal Administration for planning new project in the Western Addition.	VIII - 5 Prepare and submit application for Federal assistance for new project in Western Addition.

1959-60 Goals	1959-60 Progress	1960-61 Goals	
PARKING FACILITIES			
Complete Civic Center Garage and start construction of Stockton-Sutter Garage (Part 8, Goal 6)	Civic Center Garage complete and open. Construction started on Stockton-Sutter Garage (See Exhibit VIII-A)	VIII - 6	Approve Portsmouth Square Garage Proposal. Complete design and accept Bids for Golden Gateway Garage.
STREET TREE PLANTING			
Initiate Street Tree planting.	The Department of Public Works has prepared a five-year program for street tree planting supported by public funds. This provides for planting in Conservation Areas and along major thoroughfares.	VIII - 7	Begin first priority area planting in Conservation Area One and along selected major thoroughfares; September, 1960.
	The San Francisco Chamber of Commerce, in collaboration with the San Francisco Garden Club and the Department of Public Works sponsored a "Plant a Tree Week", March 6-13, 1960.		
	Neighborhood clubs and councils and neighborhood business organizations sponsored programs in various parts of the City.	VIII - 8	Continue privately sponsored activity in field of street tree planting.

1959-60 Goals	1959-60 Progress	1960-61 Goals	
STATE DIVISION OF HIGHWAYS			
Proceed with accomplishment of Trafficways Plan.	Central and Embarcadero Freeway Sections completed. Construction of Southern Freeway in progress. $18,675,000 spent for projects in San Francisco.	VIII - 9	Continuing right of acquisition and construction for Southern Freeway.
		VIII - 10	Landscape Central and James Lick Freeway.
		VIII - 11	$9,460,000 to be spent for San Francisco projects.
BAY AREA RAPID TRANSIT DISTRICT			
Proceed with Transit System design and effectuation.	Conducted design studies for a Regional Transit System.	VIII - 12	Place District Bond Issue proposal on ballot in November 1960.
PORT AUTHORITY			
Proceed with Port Improvement Program	A $50,000,000 bond issue for pier renovation was approved by the voters (State-wide) in November, 1959.	VIII - 13	Planning and initial construction of new Port facilities in the vicinity of Islais Creek.

1959 Goals	1959-60 Progress	1960-61 Goals
	A study was carried out by consulting engineers to make recommendations for new Port facilities.	
	A suggested redevelopment scheme for the Embarcadero from the Ferry Building to Acquatic Park was presented for discussion.	
	Studies were initiated using consulting architects for improvements in the Fisherman's Wharf area.	
		VIII - 14 Continued studies for improvement and re-use of the North Embarcadero area. These studies are to be co-ordinated with the City Planning studies of the working areas of the City. (See Part III, Neighborhood Analysis)

EXHIBITS

I-A	Zoning Code - Text and Maps
I-B	Housing Code Amendment - Conservation and Rehabilitation Areas
I-C	Housing Code Amendment - Report of Residential Building Record.
I-D	Plumbing Code
I-E	Public Works Code
II-A	Capital Improvements Program, 1960-1961 through 1965-1966.
II-B	Civic Center Development Plan
II-C	Library Location Plan
II-D	City-Wide Urban Renewal Plan
III-A	Feasibility of Rehabilitation Study
III-B	Residential Conversion Study
III-C	Working Area Development Plans
IV-A	Inter-Agency Committee, Minutes of Meetings
IV-B	Housing Appeals Board, Minutes of Meetings

IV-C	Department of Public Health, Building Record Form
IV-D	Department of Public Health, Annual Report - 1958-1959
IV-E	Department of Public Health, Statistical Report - 1958
IV-F	Department of Public Works, Building Inspection and Reporting Forms
IV-G	Department of Public Works, Building Inspection Standard Corporation Sentences
IV-H	Department of Public Works, Annual Report - 1957 - 1958
IV-I	Fire Department, Bureau of Fire Prevention and Safety, Annual Report - 1959
IV-J	Chart of Organizational Structures for Urban Renewal
IV-K	List of Urban Renewal Agencies
VI-A	San Francisco Public Housing Authority, Annual Report - 1959
VII-A	Citizens Participation Committee for Urban Renewal, Minutes of Meetings
VII-B	Education Subcommittee of the Citizens Participation Committee on Urban Renewal - Minutes of Meetings
VII-C	San Francisco Planning and Urban Renewal Association, Reports
VII-D	Council for Civic Unity, Housing Opportunities Program, Reports.
VII-E	"Renewing San Francisco"
VIII-A	San Francisco Parking Authority, Annual Report - 1958 - 1959